162.0	0002	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	845,000 / 845,000
					USE VALUE:	845,000 / 845,000
					ASSESSED:	845,000 / 845,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		LINDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSS STEPHANIE A
Owner 2:	SPRAGG DEBORAH T
Owner 3:	
Street 1:	27 LINDEN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	THOMAS CRAIG L -
Owner 2:	THOMAS JILL G -
Street 1:	27 LINDEN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,130 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Clapboard Exterior and 1880 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6130.000	416,900	5,400	422,700	845,000
Total Card	0.141	416,900	5,400	422,700	845,000
Total Parcel	0.141	416,900	5,400	422,700	845,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.59 | /Parcel: 449.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 108207
GIS Ref:
GIS Ref:
Insp Date: 10/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 162.0-0002-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	416,900	5400	6,130.	422,700	845,000	845,000	Year End Roll	12/18/2019
2019	101	FV	316,200	5500	6,130.	422,700	744,400	744,400	Year End Roll	1/3/2019
2018	101	FV	295,900	5500	6,130.	374,400	675,800	675,800	Year End Roll	12/20/2017
2017	101	FV	295,900	5500	6,130.	314,000	615,400	615,400	Year End Roll	1/3/2017
2016	101	FV	295,900	5500	6,130.	314,000	615,400	615,400	Year End	1/4/2016
2015	101	FV	275,400	5500	6,130.	271,800	552,700	552,700	Year End Roll	12/11/2014
2014	101	FV	275,400	5500	6,130.	262,700	543,600	543,600	Year End Roll	12/16/2013
2013	101	FV	275,400	5500	6,130.	250,000	530,900	530,900		12/13/2012

!12666!

PRINT

Date	Time
12/11/20	02:44:10

LAST REV

Date	Time
10/15/18	10:24:58
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12666

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THOMAS CRAIG L,	57085-361		7/1/2011	Change>Sale	532,500	No	No		
VAGTS KAREN A	45273-58		5/27/2005		550,250	No	No		
GATELY DAVID/ET	28647-428		6/1/1998		310,000	No	No		Y

USER DEFINED

Prior Id # 1:	108207
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2011	771	Addition	146,000	C				KIT/HBATH/LAUNDRY
7/21/1999	442	Redo Kit	26,000					REMODEL KITCHEN/BA
1/22/1999	35	Redo Bat	15,000					REMODEL BATH
9/29/1998	685	Manual	7,000					REBUILD PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
7/3/2012	Left Notice	JBS	JOHN S
11/1/2008	Meas/Inspect	345	PATRIOT
10/25/2005	MLS	HC	Helen Chinal
12/1/1999	Meas/Inspect	263	PATRIOT
7/13/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6130		Sq. Ft.	Site		0	70.	0.99	8									422,732						422,700	

Total AC/HA: 0.14073 | Total SF/SM: 6130 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 422,732 | Spl Credit | Total: 422,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.20865917
Const Adj.:	1.00138497
Adj $ / SQ:	157.343
Other Features:	87250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	436979
Depreciation:	20101
Depreciated Total:	416878

COMMENTS

PDAS SUMP PUMP IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	1999
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

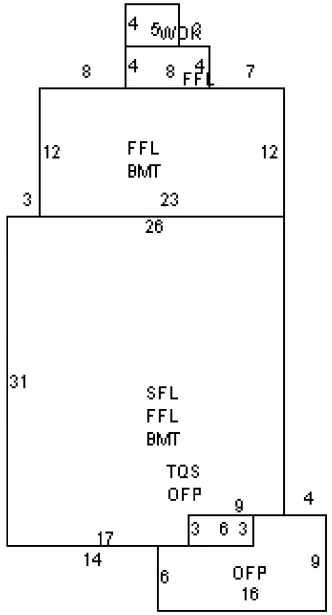
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	157.34
Special Features:	0	Val/Su Net:	134.92
Final Total:	416900	Val/Su SzAd	221.81

SKETCH



SUB AREA

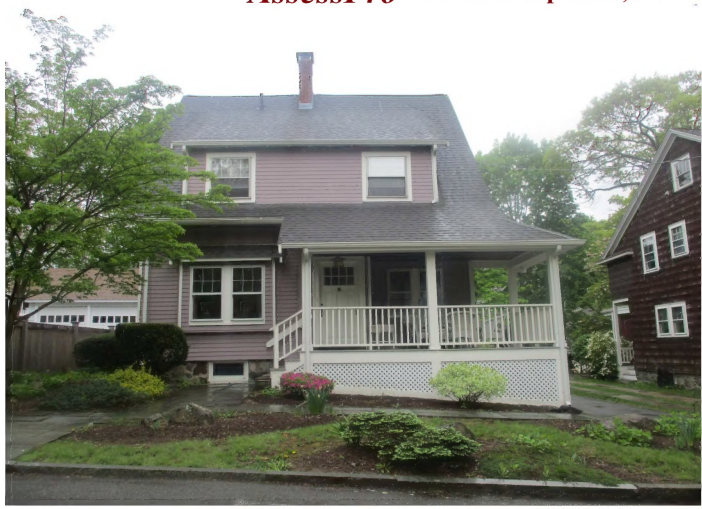
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,087	157.340	171,032
BMT	Basement	1,055	47.200	49,799
SFL	Second Floor	779	157.340	122,570
OFP	Open Porch	135	28.760	3,883
WDK	Deck	20	16.020	320
TQS	3/4 Story	14	157.340	2,124
	Net Sketched Area:	3,090	Total:	349,728
Size Ad	1879.5	Gross Are	3094	FinArea 1880

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

162.0-0002-0023.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1921	21.94	T	40	101			4,700			4,700
19	Patio	D	Y	1	18X14	G	AV	1970	4.67	T	39.2	101			700			700

More:	N	Total Yard Items:	5,400	Total Special Featues:		Total:	5,400